

THE
P A R T I C U L A R S
OF AN ELIGIBLE
FREEHOLD ESTATE,

SITUATE AT

CUNNINGHAM, near FOBHING,

Five Miles from HORNDON, and Ten from GRAYS, in the County of ESSEX;

CONSISTING OF

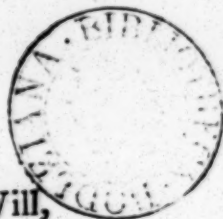
Fifty-five Acres of exceeding good Land,

BE THE SAME MORE OR LESS,

In the Possession of Mr. CHARLES CLARENCE, Tenant at Will,

AT A LOW RENT OF

Fifty-three Pounds per Annum:



Which will be SOLD by AUCTION,

BY

Mess. SKINNER, DYKE, and SKINNER,

On TUESDAY the 5th of MARCH, 1799,

At Twelve o'Clock,

AT

GARRAWAY'S COFFEE-HOUSE,

'CHANGE ALLEY, CORNHILL, LONDON.

THE above Estate, consisting of Fifty-five Acres, lies together in Cunningham Marshes,
as follows, *viz.*

		A.	R.	P.
One Marsh contains about	} Pasture	25	0	0
One ditto		12	2	0
One ditto, ploughed	—	15	0	0
Reeds	—	2	2	0
		Acres	55	0 0

The above Estate is subject to a Level Scott of 6d. per Acre per Annum, and Land Tax 4l. 8s.

To be viewed till the Sale, by applying to Mr. WILLIAM PYE, at the Marsh Farm, adjoining the Estate, of whom printed Particulars may be had:

Also at the Cock and Bell, Romford; White Hart, Brentwood; Crown, Billericay; of Mess.

CLACHAR and Co. Printers, Chelmsford; at the Bull, Cunningham; Place of Sale;

and of Mess. SKINNER, DYKE, and SKINNER, Aldersgate Street, London.

CONDITIONS of SALE.

- I. THE highest Bidder to be the Purchaser, and if any Dispute arises between Two or more Bidders, the Estate to be put up again.
- II. No Person to advance less than 10l. at each Bidding.
- III. The Purchaser shall pay down immediately a Deposit of 20l. per Cent. in Part of the Purchase-Money, and sign an Agreement for Payment of the Remainder on or before the 30th of April, 1799; on having a good Title.
- IV. The Purchaser shall have a proper Conveyance of the Estate, at his own Expence, on Payment of the Remainder of the Purchase-Money according to the third Condition; and be entitled to the Rent and Profits from Lady Day, 1799, to which Time all Out-goings will be cleared.
- V. There being a Duty on all Sales of Estates, of 6d. in the Pound, to be levied on the Buyers or Sellers, as may be thought most proper; the Estate comprised in this Particular is to be sold, subject to the Seller paying One Moiety of the said Tax and the Buyer the other, exclusive of the Sum the said Estate shall sell for.
- LASTLY. If the said Purchaser shall neglect or fail to comply with the above Conditions, the Deposit Money to be forfeited, the Proprietor shall be at Liberty to re-sell the said Estate, and the Deficiency, if any, by such Re-sale, together with the Charges attending the same, shall be made good by the Defaulter at this present Sale.